

Waikapū Country Town DRAFT Form-Based Zoning Code



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**WAIKAPŪ COUNTRY TOWN
DRAFT FORM-BASED ZONING CODE**

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19.96.010 Purpose and Intent

The purpose and intent of this ordinance is to establish zoning that implements the Maui Island Plan's directed growth strategy (December 2012), the Wailuku-Kahului Community Plan, and the Waikapū Country Town Master Plan (WCT MP). The Waikapū Country Town (WCT) is intended to be a mixed-use residential community that addresses Maui's future housing demand, and provides for the diverse needs of the community's residents. Key project objectives include:

1. Provide for a range of housing options to address projected housing demand;
2. Develop a "complete community" with a mix of housing, retail, and civic uses to support the community's residents;
3. Create employment within the project to reduce vehicle commutes; and
4. Create the opportunity for more active and healthy lifestyles through the creation of pedestrian-oriented streets, greenways, separated pedestrian paths and bikeways, a diversity of park spaces and community supported agricultural development.

19.96.020 Definitions, General & Administrative

Term	Definition
<i>Complete Community</i>	A community that provides a diversity of housing types to serve a broad spectrum of income and age demographics and that provides a mix of employment, commercial and civic uses in an environmentally sustainable manner to address resident needs.
<i>Complete Streets</i>	Streets that together with separated pedestrian and bicycle facilities enable safe and convenient walking, bicycling, transit, and driving throughout a community for all age and user groups.
<i>Controlling Plan</i>	The land use plan that establishes the project's zoning districts.
<i>Gross Acres</i>	The total acres of an area including, but not limited to, land dedicated to the use, roadways, parks and open space, and undevelopable areas.
<i>Neighborhood Plans</i>	Design development plans prepared for the Town Center District, Main Street District, and residential neighborhoods at the scale of at least one block. Neighborhood plans also include the rural lot conservation design plan; plans for the community park; major neighborhood scale elements of the off-street non-motorized pedestrian and bicycle network; and assessment of visual impacts to views of the West Maui Mountains and Haleakalā from proposed development along Honoapiʻilani Highway. Plans shall be generally consistent with the WCT MP and shall be consistent with the WCT DGs.
<i>Net Residential Acres</i>	The gross area of a site intended for residential development minus the area of wetlands and waterbodies, parks and open space, roads and right-of-way, and other undevelopable land within the site.
<i>Net Residential Density</i>	The total number of dwelling units to be developed at a specific site divided by the net residential acres.
<i>Town Center District Master Plan (TCMP)</i>	An illustrative master plan prepared for the Town Center District.
<i>Waikapū Country Town Master Plan (WCT MP)</i>	The WCT MP (August, 2017) illustrates the desired pattern of future land uses and describes the vision for various elements of the project including parks and open space, pedestrian and bicycle facilities,

Term	Definition
	schools, commercial, residential, and civic uses. The WCT MP was presented in Chapter III of the Final Environmental Impact Statement (December, 2016) and in the WCT DGs.
<i>Waikapū Country Town Final EIS (WCT FEIS)</i>	The WCT FEIS (December, 2016) is the Final Environmental Impact Statement that was published in the Office of Environmental Quality Control's The Environmental Notice on January 8, 2017, and which was accepted by the State of Hawaii's Land Use Commission on January 20, 2017.
<i>Waikapū Country Town Design Guidelines (WCT DGs)</i>	The WCT DGs are the project's urban design guidelines. They are to be used with the zoning ordinance to implement the WCT MP.
<i>Waikapū Country Town Design Review Board (WCT DRB)</i>	The WCT DRB shall be a three (3) to seven (7) member body of appointed urban design professionals and community representatives responsible for reviewing development projects for consistency with the WCT DGs, and for making recommendations to ensure that the WCT DGs are implemented.
<i>Waikapū Country Town Sustainability Plan (WCT SP)</i>	The WCT SP is the project's sustainability plan (March, 2017), which provides objectives and strategies to achieve environmental sustainability in the areas of urban design, energy use, water use, storm drainage, solid waste management, agricultural development, and health and wellness.

19.96.030 Definitions, Lot Types

Lot Type	Definition
Civic Building	A lot located and designed to accommodate public quasi-public uses such as educational, religious, recreational, charitable, governmental, and philanthropic institutions.
Civic Space	A lot located and designed to accommodate a civic space, which may include uses such as a community green, square, plaza, passive park area, playground, community garden, farm plot, or natural or historic area worthy of preservation.
Commercial / Retail / Employment	A lot located and designed for a building(s) that accommodates a single and/or a mix of commercial, retail, and/or employment type uses.
Commercial & Residential	A lot designed to accommodate an attached or detached building(s) with a mix of residential and commercial type uses, which may occupy any story of the building.
Duplex	A lot designed to accommodate a detached dwelling that accommodates two dwelling units.
Multi-Plex	A lot located and designed to accommodate a detached building that resembles a larger house but which contains from three-to-six dwelling units.
Multi-Family Complex	A lot located and designed to accommodate multiple multi-family buildings arranged in a manner that creates a garden-like setting with common open space elements and buildings significantly setback from

Lot Type	Definition
	the street to create ample space for canopy shade trees and a visually attractive streetscape.
Multi-Family Courtyard	A lot located and designed to accommodate multi-family building(s) and/or multi-family houses arranged around and fronting on a central garden or courtyard that may be partially or wholly open to the street.
Public Parking	A lot designed for the purpose of providing off-street parking to service uses that may or may not be located on the lot.
Rural	A rural residential lot that is intended to provide opportunities for a rural lifestyle that may entail small scale agriculture and animal husbandry, gardening, and/or passive open space qualities.
Single-Family Cottage Complex Lot	Single-family cottage complex lots may accommodate multiple cottage houses with the houses arranged in a manner that creates a garden-like setting with shared parking areas, common open space elements, pedestrian paths, and other community facilities. Single-family cottage complex lots must maintain at least 30 percent of the lot area in common open space for the residents of the complex.
Single-Family Green Court	A lot located and designed to accommodate multiple cottage houses, single-family and/or duplex houses arranged around and fronting on a central garden or courtyard that may be partially or wholly open to the street.
Single-Family Lower Density (SFLD)	A single-family lot designed to accommodate a single-family dwelling with larger front, side and rear yard setbacks and additional land area for yards, pools, and other permitted accessory uses.
Single-Family Higher Density (SHFD)	A single-family lot designed to accommodate a single-family dwelling but, not providing additional land area for larger front and rear yards, pools, and other accessory uses.
Town Center	A lot created within the Town Center District that is created pursuant to the Town Center District Master Plan (TCMP).
Townhouse	A lot designed to accommodate a dwelling sharing a common sidewall with another single family dwelling of similar building type, typically arranged in a row.

19.96.040 Definitions, Uses

Term	Definition
<i>Beverage Service Kiosks</i>	A small structure open at one or more sides, which makes and dispenses beverages such as coffee, juice, and soda and which is a self-contained portable structure, designed as a cart, and does not constrain or block safe pedestrian and or automobile traffic.
<i>Civic Space</i>	Public uses that serve a unique community purpose such as a community green, square, plaza, passive park area, playground, community garden, farm plot, or natural or historic area worthy of preservation.
<i>Common Open Space</i>	Facilities and yard areas identified within projects for the use and enjoyment of a community's residents and maintained and operated by an organization of property holders. This does not include surface parking areas.

Term	Definition
<i>Cottage House</i>	A dwelling unit that is not less than 250 square feet in floor area but not greater than 950 square feet in floor area and that serves as the principal dwelling unit permitted on a Single-Family Cottage Complex Lot. Unenclosed decks and porches are not counted towards the floor area of the house. A cottage house is not an accessory dwelling (Ohana) unit.
<i>Eating Establishment, Fast Food</i>	An establishment, other than a bakery, bake shop, candy or ice cream store, which provides as a principal use the sale of foods or beverages in a ready-to-consume state, for consumption off the premises. A fast food establishment's design or principal method of operation includes two or more of the following characteristics: <ol style="list-style-type: none"> 1) Food or beverages are served in paper, plastic, or other disposable containers. Eating utensils, if provided, are disposable; 2) The line of food or beverages is limited; and is usually prepared in advance of the customer's order; 3) Food or beverages are served over a general service counter for the customer to carry to a seating facility within the restaurant, or carry-out off premises, or to an occupant of a motor vehicle while seated in the vehicle, such as through a drive-in window; and 4) Carry-out sales, including delivery service, constitute over ten percent of the food service business.
<i>Food & Beverage Truck</i>	A movable licensed and State Department of Health approved truck and/or trailer from which food is cooked, or served pre-cooked and sold to the public.
<i>Food, Beverage & Merchandise Kiosk</i>	A small structure no larger than 6 feet wide by 10 feet long that is open at one or more sides, and used for the sale of merchandise such as arts and crafts, snack food items, clothing, newspapers, magazines, and jewelry, which is a self-contained portable structure, designed as a cart, and does not constrain or block safe pedestrian and or automobile traffic.
<i>Food Processing</i>	Facilities for the preparation of food products for regional distribution to retail, wholesale and eating establishments. Examples include bakeries, refrigerated storage, canning, bottling, packaging plants, and large scale food manufacturing and processing for off-site distribution and sales.
<i>Funeral Home</i>	A building used for the preparation of the deceased for burial, and the display of the deceased, and rituals connected therewith before burial or cremation.
<i>Outside Open-Air Dining</i>	A restaurant or food service establishment with tables, dining facilities, and activities located outside in the open-air on a private property, on a public property, or on the sidewalk when the open air market is used in conjunction with a business located within the building or structure located along and adjacent to the open air dining facility.
<i>Outside Open-Air Sidewalk Sales</i>	An outdoor area set aside for the display and sale of products and located on the sidewalk provided the open air market is used in conjunction with a business located within the building or structure

Term	Definition
	located along and adjacent to the sidewalk sales.
<i>Radio & Television Broadcasting Station</i>	An establishment engaged in transmitting oral and visual programs to the public and that consists of facilities such as a studio, transmitter, and antennas.
<i>Repair, Minor</i>	Repair activities which have relatively little impact on surrounding land uses, and that can be compatibly located with other businesses. Examples include interior upholstery repair and repainting of automobiles and motorized bicycles within enclosed buildings; non-motorized bicycle repair; production and repair of eye glasses, hearing aids and prosthetic devices; garment repair; household appliance repair, except those with gasoline and diesel engines; shoe repair; and watch, clock and jewelry repair; and other similar activities as may be approved.
<i>Telecommunication & Broadcasting Tower or Antenna</i>	A self-supporting lattice, guyed, or monopole structure which is designed or intended to support wireless telecommunication antenna and related facilities, including wireless antenna towers constructed for the location of transmission or related equipment to be used in the provision of commercial mobile radio services.

19.96.050 Types of Uses and Interpretation of Use Terms

- A. *Types of Uses.* For the purposes of this title, there are three types of uses: principal use, accessory use, and special use. Except as provided in the subsection below, no use shall be permitted in a zoning district unless it is included within the definition of the terms listed, and is identified as a principal use or accessory use; meets all criteria identified for the use, and if it is identified as a use which requires a special use permit, said permit is obtained and all conditions are complied with.
- B. *Interpretation of terms.* If a definition or term exists in this zoning ordinance, but is defined in a different way in Maui County Code (MCC) Section 19.04.040, the definition or term found in this zoning ordinance shall have precedence. If a term or word is not defined or described in this zoning ordinance then the definition set forth in MCC Section 19.04.040, shall apply.
- C. *Interpretation of uses.* If a proposed use does not appear in the list of terms, or within the definitions of those terms, or is not defined elsewhere in this title, the Planning Director, or authorized representative, will conduct an administrative review (AR) of the proposed use and, based upon the characteristics of the use, determine which listed and/or defined use is equivalent to that proposed; provided further that such use is consistent with the purpose and intent of the applicable zoning district, and land use designation, and objectives and policies of the General Plan.

19.96.060 Controlling Land Use Plan

The controlling land use plan establishes eight (8) zoning districts that are together intended to implement a mix of land uses that once developed achieve the purpose and intent of the ordinance. Figure 1 is the controlling land use plan.

Figure 1: Controlling Land Use Plan



19.96.070 Gross Acreage Allocations

At full development of the project site the gross acreage allocations to each district shall be within five (5) percent, plus or minus any minor adjustments required for plotting the final roadway alignments, of the gross acreage allocated to the district as shown in Table 1; however, the total gross acreage of all districts shall not exceed the total project acres.

Table 1: Gross Acreage Allocations

District	Gross Acreage Allocation
A. Town Center	24.730
B. Main Street	14.700
C. Commercial / Employment	8.000
D. Residential	228.668
F. Rural	125.807
G. Education	12.000
H. Parks	32.500
I. Open Space	49.500
TOTAL PROJECT ACRES	495.905

19.96.080 Zoning Districts

A. Town Center

The purpose of the Town Center District is to create a commercial and social core for Waikapū within a portion of the original grounds of the Maui Tropical Plantation (MTP). The unique character and ambiance of the MTP grounds will create a village green, which will be the defining feature of the town center. The village green will give the community a distinct sense of place that invites residents to gather and relax and enjoy the tropical grounds and scenic views of the West Maui Mountains. Here it is intended for residents to have convenient access to goods and services such as restaurants, cafes, or a farmer's market. Designed around the village green may be live-work residences, multi-family residences and a mix of retail, business, entertainment, and personal service uses.

B. Main Street

The purpose of the Main Street District is to create a second conveniently located town core to service WCT residents living east (makai) of Honoapiʻilani Highway. The district is envisioned to comprise a mix of retail, business and personal service uses organized around a main street design typology that invites walking and bicycling. Development within the district may also include multi-family residences and live-work residences. The adopted neo-traditional main street design typology intends that buildings will front onto wide sidewalks with parking placed within the street right-of-way, within strategically located public parking lots, and on-site at the rear of buildings. Pedestrian-oriented street design and landscape planting to provide natural cooling and shading of the streets and sidewalks is required within the district.

C. Commercial / Employment

The purpose of the Commercial / Employment District is to establish an area for uses that deliver goods and services and/or create employment in the professional services, light

manufacturing, warehousing, repair services, sales, and distribution sectors. The district may also accommodate one or more neighborhood grocery stores or general merchandise stores that serve the project and the developing Waikapū trade area. It is envisioned that the district will be characterized by small blocks, buildings built on front property lines, and ample pedestrian amenities.

D. Residential District

The purpose of the Residential District is to provide a mix of dwelling units in a variety of urban design formats to accommodate a diversity of household sizes, income ranges, and market demands. Building types might include single-family residential, duplex, triplex, fourplex, sixplex, or even larger buildings. Lots within the district may be sized to accommodate a single structure or multiple structures on a single lot. Dwelling unit types within the district might include small lot single-family, large lot single-family, single-family cottage complexes, duplex units, multi-plex units, multi-family complexes, townhomes, and live-work units. At least twenty-five percent of the units within the district shall be multi-family units.

The district shall accommodate single- and multi-family residences with residences fronting onto aesthetically-pleasing and pedestrian-oriented streets. The district may accommodate a variety of block types to accommodate a range of lot sizes. The district should include areas of common open space to provide for passive recreation and visual relief. The urban design of public spaces should emphasize an aggressive urban landscape planting program and the design of more visually attractive streetscapes.

E. Rural

The purpose of the Rural District is to provide large residential lots at the boundary of the urban development to serve as a rural transition to the agricultural lands. It is intended that the rural lots might include areas for personal and/or commercial flower and vegetable gardening, orchards, and the raising of chickens, horses, goats, and other types of livestock. Conservation subdivision design shall determine the clustering, arrangement, and layout of the rural lots to preserve areas of common open space.

F. Education

The purpose of the Education District is to provide a site for private and/or public education facilities to service the project population and neighboring communities.

G. Parks

The purpose of the Parks District is to provide a variety of active and passive park spaces for use by WCT residents and the broader Waikapū community. It is intended that the design of WCT's parks will address community needs at the neighborhood and community-wide scale and will include mini-parks, neighborhood parks, and community parks that offer a variety of facilities to support active and passive recreation uses. The Parks District also allows for civic spaces, which may include uses such as a green,

square, plaza, passive park area, community garden, farm plot, natural area, or historic area worthy of preservation.

H. Open Space

The purpose of the Open Space District is to preserve lands from development for the protection of environmental resources, cultural resources, public health and safety, and community livability and wellbeing. Lands within the Open Space District may include limited passive and active recreational activities, such as bikeways, trails, community gardens, areas for viewing natural and scenic resources, and areas set aside for picnicking and other passive recreation. The Open Space District also allows for civic spaces, which may include uses such as a green, square, plaza, passive park area, community garden, farm plot, natural area, or historic area worthy of preservation.

19.96.090 Principal, Accessory, and Special Uses

- A. Within the *Town Center, Main Street and Commercial / Employment Districts*, the land uses identified in Table 2A shall either be principal uses (P), accessory to a principal use (AU), or a special use (SU). A Special Use shall require the issuance of a Special Use Permit.

Table 2A: Commercial Mixed-Use Table

Land Use Type	Zoning Districts		
	Town Center	Main Street	Commercial/ Employment
Commercial / Retail / Services			
Agricultural Products Processing <u>1/</u>	P	P	P
Animal Boarding Facility ^{1/}	P	P	P
Animal Hospital <u>1/</u>	P	P	P
Automobile Services <u>1/</u>	P		P
Beverage Service Kiosks	P	P	P
Daycare Facility	P	P	P
Eating & Drinking Establishment	P	P	P
Eating Establishment, Fast Food			P
Education, Specialized	P	P	P
Entertainment Establishment	P	P	P
Food & Beverage Retail <u>2/</u> ; <u>3/</u>	P	P	P
Food & Beverage Truck	P	P	P
Food, Beverage & Merchandise Kiosk	P	P	P
Funeral Home			P
General Merchandise <u>2/</u> ; <u>3/</u>	P	P	P
General Office	P	P	P
Hotel <u>4/</u>	P	P	P
Nursery School	P	P	P
Outside Open-Air dining	P	P	P
Outside Open-Air Markets	P	P	P
Outside Open-Air Sidewalk Sales	P	P	P
Parking, Public	P	P	P

Land Use Type	Zoning Districts		
	Town Center	Main Street	Commercial/ Employment
Personal & Business Services	P	P	P
Personal Service Establishment	P	P	P
Recreation, Indoor	P	P	P
SBR Service Establishment	P	P	
Self-Storage			P
Shopping Center <u>3</u> /			P
Swap Meet or Open-Air Market	P	P	P
Employment			
Food Processing	P	P	P
Light Manufacturing & Processing <u>1</u> /	P	P	P
Medical Center, Minor		P	P
Production Facilities, Multi-Media		P	P
Repair, Minor		P	P
Storage, Wholesale, Distribution			P
Residential			
Boarding House <u>1</u> /	P	P	
Live Work / Mixed-Use	P	P	
Dwelling Unit, Duplex	P	P	
Dwelling Unit, Fourplex	P	P	
Dwelling Unit, Multi-Family (includes townhouses)	P	P	
Dwelling Unit, Townhouse	P	P	
Dwelling Unit, Triplex	P	P	
Cultural & Entertainment			
Assembly Area (Church, Community Centers, etc.)	P	P	P
Entertainment	P	P	P
Civic			
Open Space	P	P	P
Park	P	P	P
Civic Space	P	P	P
Public Facilities & Public Quasi-Public			
Fire Station			SU
Library	P	P	P
Police		P	P
Post Office <u>1</u> /	P	P	P
Radio & Television Broadcasting Station		P	P
Recycling Collection Center			P
Redemption Center			P
Telecommunication & Broadcasting Tower or Antenna		P	P
Utility Facilities, Major	SU	SU	SU
Utilities Facilities, Minor	P	P	P
Accessory			
Drainage Facilities	AU	AU	AU
Energy Systems, Small Scale	AU	AU	AU
Home Occupation <u>5</u> /	AU	AU	AU
Structures	AU	AU	AU
Other			

Land Use Type	Zoning Districts		
	Town Center	Main Street	Commercial/ Employment
Other Similar Uses	AR	AR	AR
1/ Shall not be permitted within or adjacent to the Town Center's Village Green 2/ Within the Town Center and Main Street Districts gross floor area shall be limited to a maximum of 5,000 square feet on the subject lot or within the subject building. 3/ Within the Commercial / Employment District gross floor area shall be limited to a maximum of 12,000 square feet on the subject lot for all uses within a single building. Shopping centers featuring multiple uses within multiple buildings on a single lot shall be limited to 24,000 square feet of combined floor area. Exceeding these standards shall require a Special Use Permit. 4/ Shall be limited to a maximum of 30 rooms within the Town Center District and a maximum of 150 rooms within the Commercial / Employment and Main Street Districts, but no more than 50 rooms shall be permitted within the Main Street District. 5/ Shall be subject to the limitation of MCC Chapter 19.04.040.			

- B. Within the *Residential and Rural Districts* the land uses identified in Table 2B shall either be principal uses (P) or accessory to a permitted use (AU) or a special use (SU). A Special Use shall require the issuance of a Special Use Permit.

Table 2B: Residential Use Table

Land Use Type	Zoning Districts	
	Residential	Rural
Assembly Area <u>6/</u>	P	
Agriculture		P
Animal & Livestock Raising		P
Apartment	P	
Boardinghouse <u>7/</u>	P	P
Civic Space	P	P
Daycare Facility	SU	SU
Cottage House	P	
Dwelling Unit, Duplex	P	
Dwelling Unit, Fourplex	P	
Dwelling Unit, Multi-Family (Includes townhouse)	P	
Dwelling Unit, Single-Family	P	P
Dwelling Unit, Townhouse	P	
Dwelling Unit, Triplex	P	
Lodging House	P	
Riding Academy		SU
Recreation, Open Land		P
Park	P	P
Parking, Public	P	
Accessory		
Drainage Facilities	AU	AU
Energy Systems, Small Scale	AU	AU
Gardens	AU	AU
Garage Sales	AU	AU
Home Occupations <u>5/</u>	AU	AU
Ohana Units <u>8/</u>	AU	AU

Land Use Type	Zoning Districts	
	Residential	Rural
Open Space	AU	AU
Structure	AU	AU
Public Facilities & Public Quasi-Public		
Utility Facilities, Major	SU	SU
Utility Facilities, Minor	P	P
Other		
Other Similar Uses	AR	AR
6/ Uses shall be limited to community centers, neighborhood associations, and other similar neighborhood type uses.		
7/ Shall not have more than five bedrooms and not more than five boarders.		
8/ Shall comply with the provisions of MCC Chapter 19.35. The total number of Ohana Units permitted within the WCT shall not exceed 146.		

- C. Within the *Education, Parks, and Open Space Districts* the land uses identified in Table 2C shall either be principal uses (P) or accessory to a permitted use (AU) or a special use (SU). A Special Use shall require the issuance of a Special Use Permit.

Table 2C: Civic Use Table

Land Use Type	Zoning Districts		
	Education	Parks	Open Space
Civic			
Civic Space	P	P	P
Education, General	P		
Education, Specialized	P		
Park	P	P	
Passive Recreation	P	P	P
Public Facilities & Public Quasi-Public			
Utility Facilities, Major	SU	SU	SU
Utility Facilities, Minor	P	P	P
Accessory			
Drainage Facilities	AU	AU	AU
Structure	AU	AU	AU
Other			
Other Similar Uses	AR	AR	AR

- D. Other similar uses not specifically enumerated in Tables 2A, 2B, or 2C may be permitted as a Principal Use, Accessory Use, or Special Use by the director of planning, or authorized representative. In making its determination, the director of planning, or authorized representative, must determine that the proposed use meets the following tests: 1) It is substantially similar in character and use to one or more of the uses enumerated within the relevant zoning district; 2) It is compatible with the purpose and intent of that zoning district; 3) It is compatible with the purpose and intent of this ordinance; and 4) It creates no unusual impacts to neighboring land users that cannot potentially be mitigated through the issuance of a Special Use Permit.

19.96.100 Permitted Lot Types

- A. Land uses permitted within each zoning district shall be located on lots that are compatible with the purpose and intent of the zoning district as well as the desired urban design standards for each lot type. Table 3 identifies the lot types permitted within each of the established zoning districts.

Table 3: Permitted Lot Types

	TOWN CENTER	MAIN STREET	COMMERCIAL / EMPLOYMENT	RESIDENTIAL	RURAL	EDUCATION	PARKS	OPEN SPACE
Lot Type								
Civic Building	•	•	•			•	•	
Civic Space	•	•	•	•	•	•	•	•
Commercial / Retail / Employment	•	•	•					
Commercial & Residential Duplex	•	•		•				
Light Industrial	•	•	•					
Multi-Plex	•	•		•				
Multi-Family Complex	•	•		•				
Multi-Family Courtyard	•	•		•				
Parking Lot, public	•	•	•	•				
Rural					•			
Single-Family Cottage Complex				•				
Single-Family Green Court				•				
Single-Family Large Lot				•				
Single-Family Small Lot				•				
Town House Lot	•	•		•				

- B. Development standards that regulate lot sizes and lot widths; building setbacks; building height; building orientation; and driveway ingress and egress for each of the permitted lot type are hereby established in Table 4. Figure 2, A through Figure 2, P¹ are illustrations of the lot type development standards.

¹ Architectural imagery is intended for illustrative purposes only.

19.96.110 Lot Type Development Standards

Table 4: Lot Type Development Standards

	Lot Area (Min/Max) In SF	Lot Width (Min/Max In ft.)	FAR (Net Min / Max in %)	Building Height (Max in ft.)	Parking Access	Setbacks In ft.			Street Frontage (Min in %)
						Front (Min/Max)	Rear (Min)	Side (Min)	
Civic Space	no min / no max	no min / no max	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Civic Building	6,000 / no max	60 / no max	N/A	45	N/A	15	15	10	N/A
Commercial / Retail and Employment	3000 / no max	30 / no max	200	45	Alley, Side Drive or Secondary Street	0 / 10	5	0	70
Duplex	4,800 / 10,800	35 / 90	N/A	35	Alley, Side Drive or Secondary Street	5 / 15	5	6	70
Commercial & Residential	2,000 / no max	20 / 80	N/A	48	Alley, Side Drive or Secondary Street	0 / 10	5	0	60
Light Industrial	6,000 / no max	60	NA	35	N/A	10	6	6	60
Multi-Plex	4,800 / 18,000	45/ no max	N/A	40	Alley, Side Drive or Secondary Street	5 / 15	5	6	70
Multi-Family Complex	10,000 / no max	60 / no max	90	40	N/A	15 / no max	10	10	N/A
Multi-Family Courtyard Building	20,000 / no max	150 / 300	70	40	Alley, Side Drive or Secondary Street	5 / 15	5	10	50
Public Parking	no min. / no max.	45 / 150	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rural	21,780 / no max	100 / no max	N/A	30	N/A	25 / no max	15	15	N/A
Single-Family Cottage Complex	10,000 / no max	60 / no max	N/A	30	Alley, Side Drive or Secondary Street	10 / no max	10	10	N/A
Single-Family Green Court	1,650 / no max	N/A	N/A	30	Alley	5 / 15	5	6	60
Single-Family Large Lot	6,500 / no max	45 / no max	N/A	30	Alley, Side Drive, Front Entry Drive ² or Secondary Street	5 / 20	6	6	40
Single-Family Small Lot	2,800 – 6,499	24 / no max	N/A	30	Alley, Side Drive, Front Entry Drive ³ or Secondary Street	5 / 15	5	0	60
Townhouse Lot	1,100 / no max	16 / 40	N/A	40	Alley, or Secondary Street	5 / 15	5	0	70

² No more than 20% of lots fronting upon each side of a block may be accessed by a front entry driveway

³ No more than 20% of lots fronting upon each side of a block may be accessed by a front entry driveway

Figure 2, A: Civic Space

Civic Space Lot

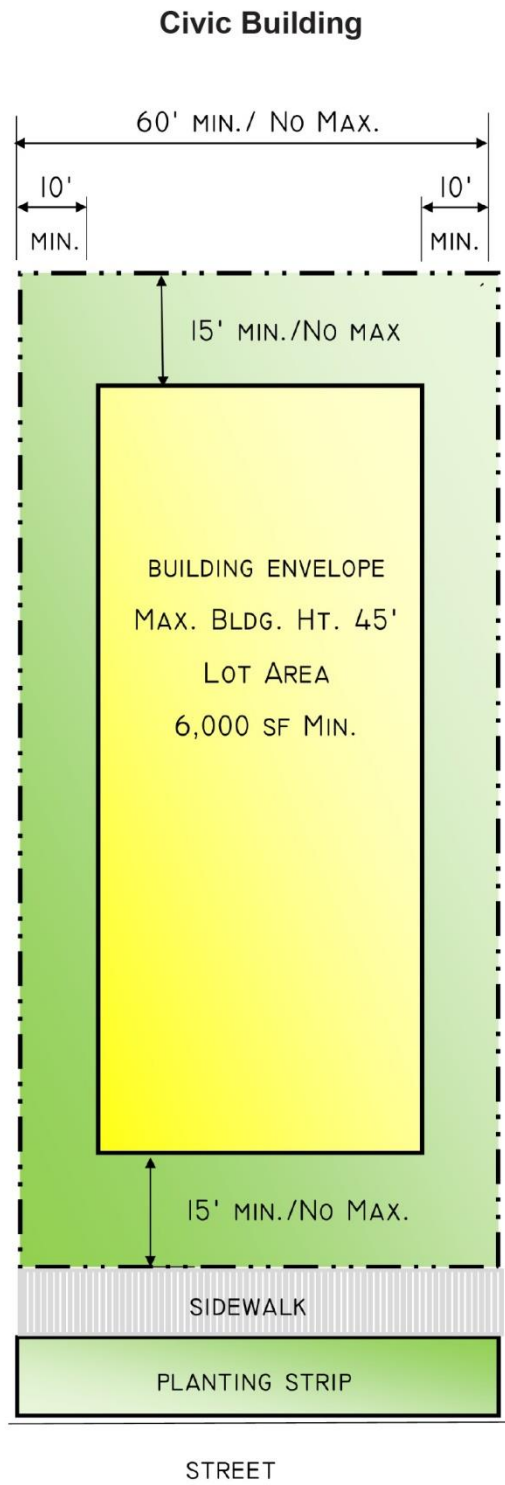
A Civic Space lot is located and designed to accommodate a civic space, which may include uses such as a community green, square, plaza, passive park area, playground, community garden, farm plot, or natural or historic area worthy of preservation.

There are no minimum lot size requirements, setbacks, lot width, building height or other development standards required of Civic Space lots.

Neighborhood Block & Lot Example



Figure 2, B: Civic Building



Neighborhood Block & Lot Example



Figure 2, C: Commercial / Retail / Employment

Commercial / Retail / Employment



- 1. Maximum FAR is 200%
- 2. Parking access is by alley, side drive or secondary street
- 3. Minimum street frontage is 70%

Neighborhood Block & Lot Example

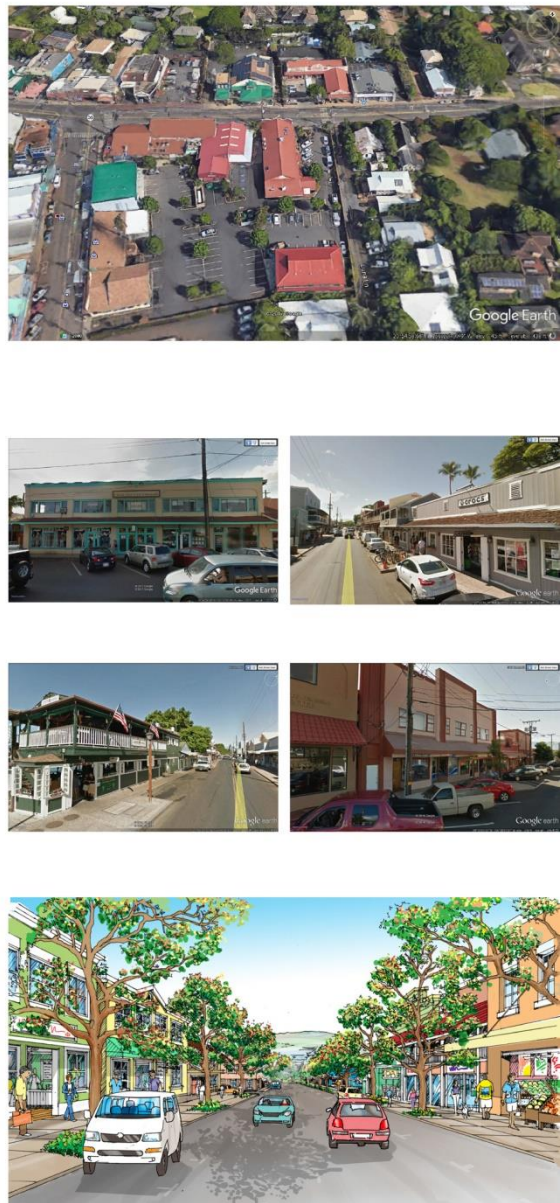
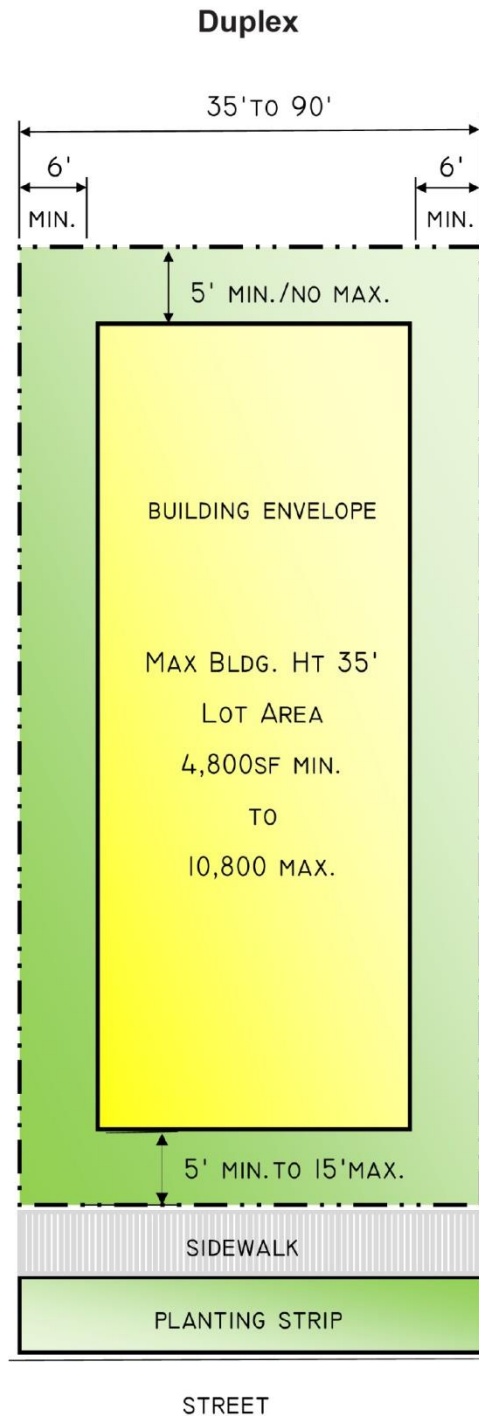


Figure 2, D: Duplex

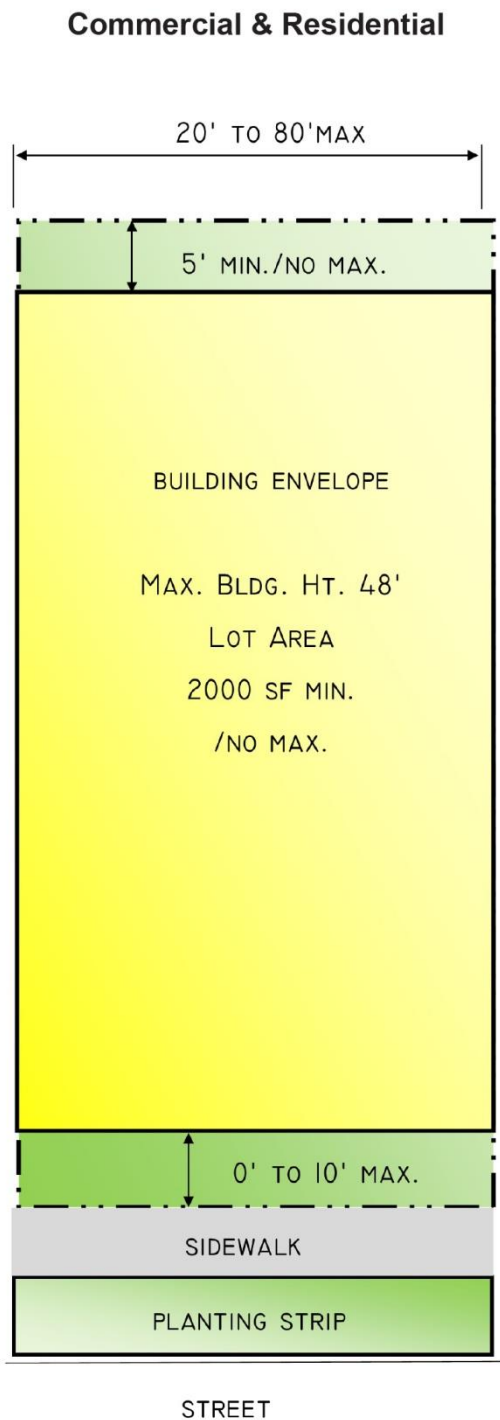


1. Parking access is permitted by alley, side drive or secondary street
2. Minimum street frontage is 70%

Neighborhood Block & Lot Example



Figure 2, E: Commercial & Residential



- 1. Parking access is by alley, side drive or secondary street
- 2. Minimum street frontage is 60%

Neighborhood Block & Lot Example

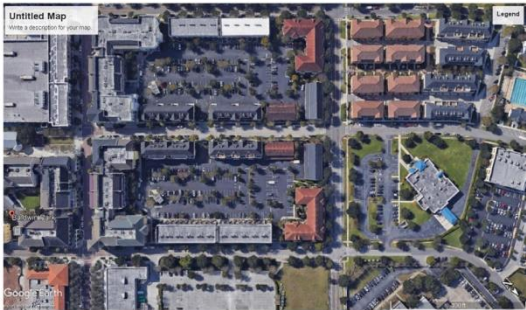
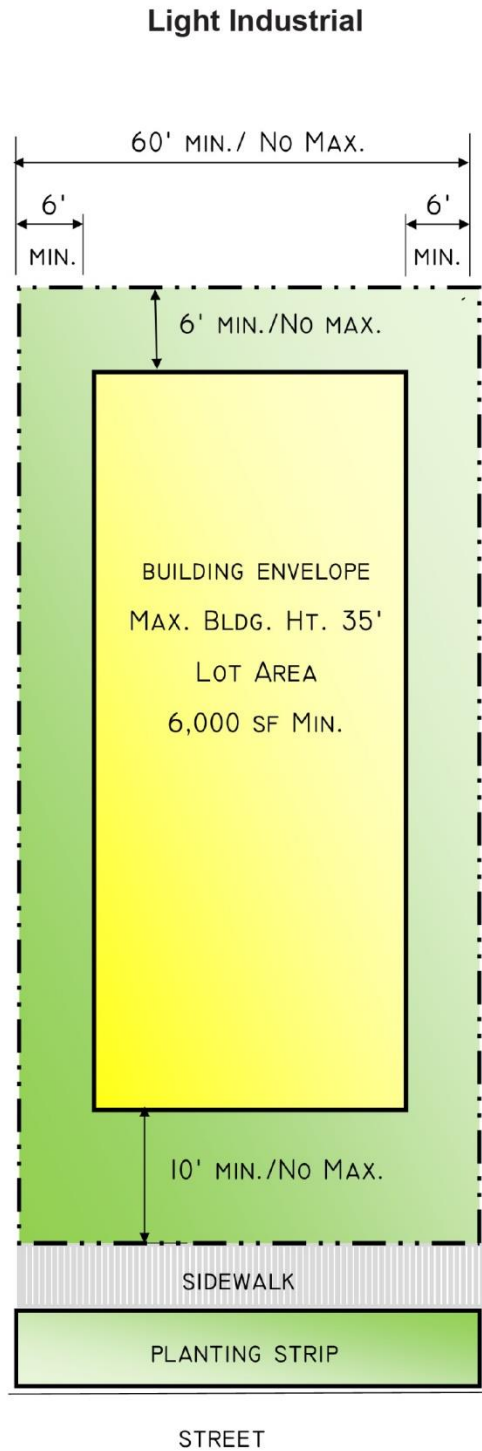
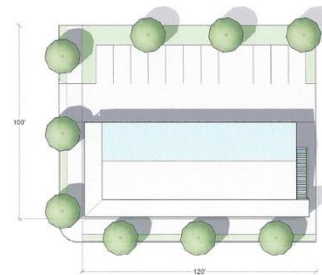
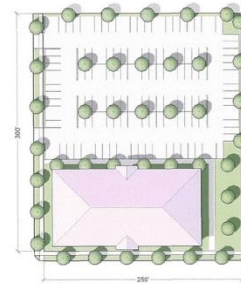
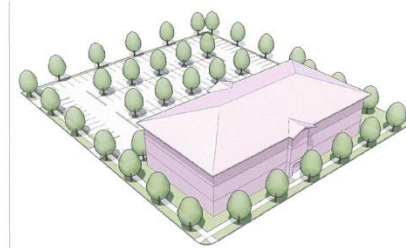


Figure 2, F: Light Industrial

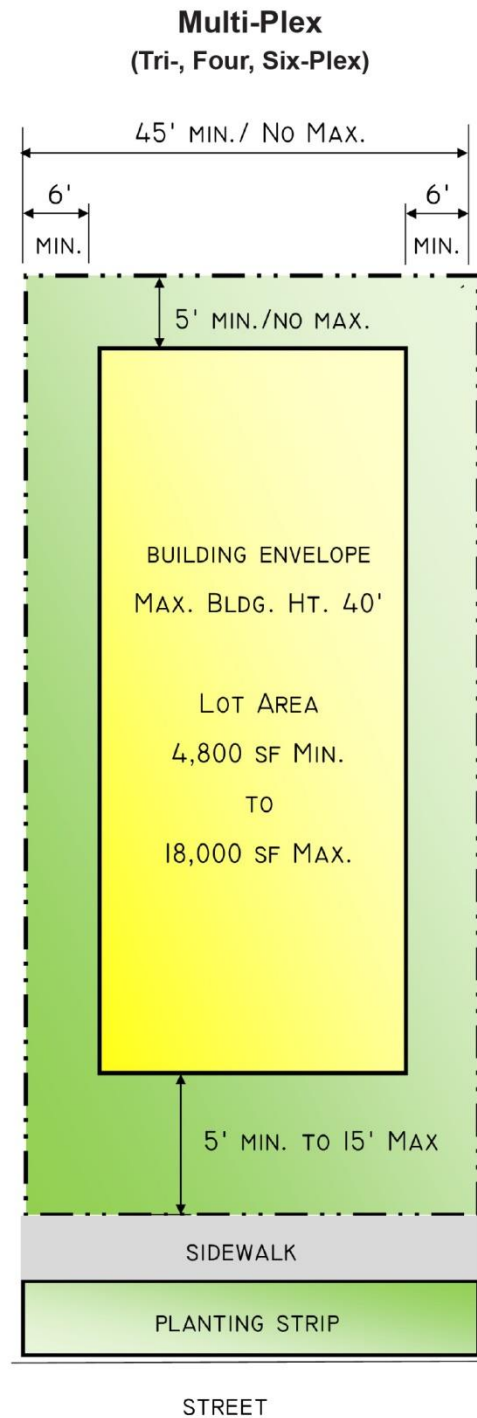


1. Minimum street frontage is 60%



The illustrations above, MCC 19.38, "Maui Research & Technology Park District", are of the technology park's commercial and flex space lots.

Figure 2, G: Multi-Plex

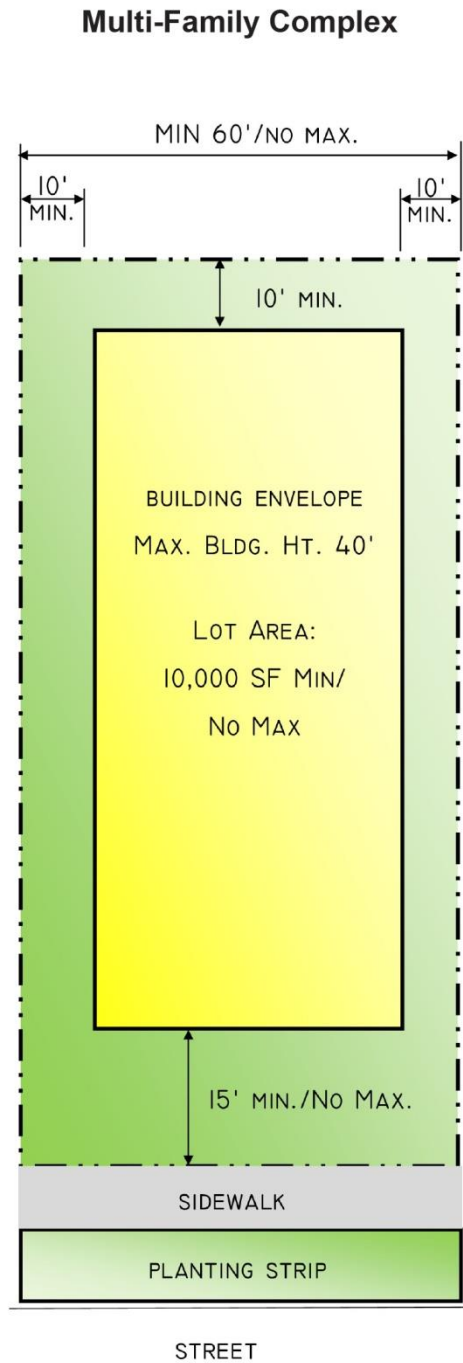


1. Parking access is by alley, side drive or secondary street
2. Minimum street frontage is 70%

Neighborhood Block & Lot Example



Figure 2, H, a: Multi-Family Complex



1. Maximum FAR is 90%

Neighborhood Block & Lot Examples



Figure 2 H, b: Multi-Family Complex

Multi-Family Complex



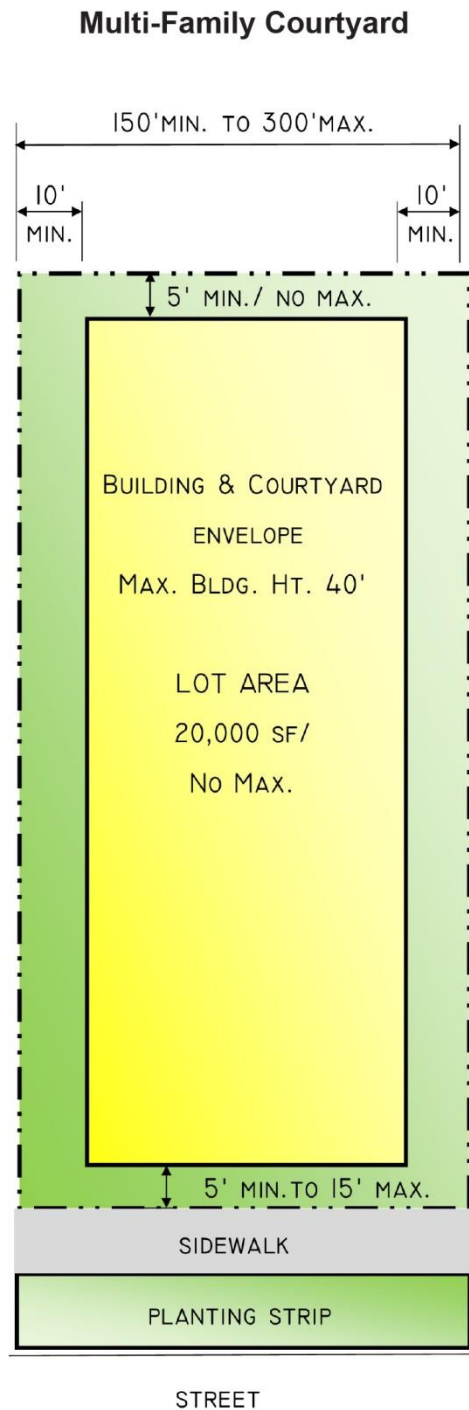
Neighborhood Block & Lot Examples



The purpose of the multi-family complex lot is to allow for design flexibility for multi-family developments. Multi-family complex lots may be developed like townhomes with buildings oriented towards the street and the parking interior to the lot (1) and (2) or with the parking located within the interior of the lot and the buildings oriented towards a common open space and the primary street (3) and (4). All multi-family complex lots are required to locate surface parking within the interior of the lot and it is to be screened from the adjoining roadways by landscape planting. Setback areas along primary and secondary streets are to provide professionally designed and maintained landscape planting to create a garden like setting.

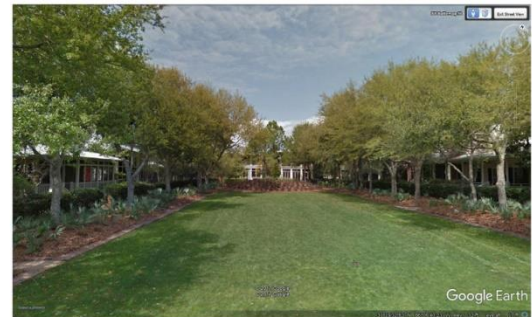


Figure 2, I: Multi-Family Courtyard



1. Parking access is by alley or secondary street
2. Maximum FAR is 70%
3. Minimum street frontage is 50%

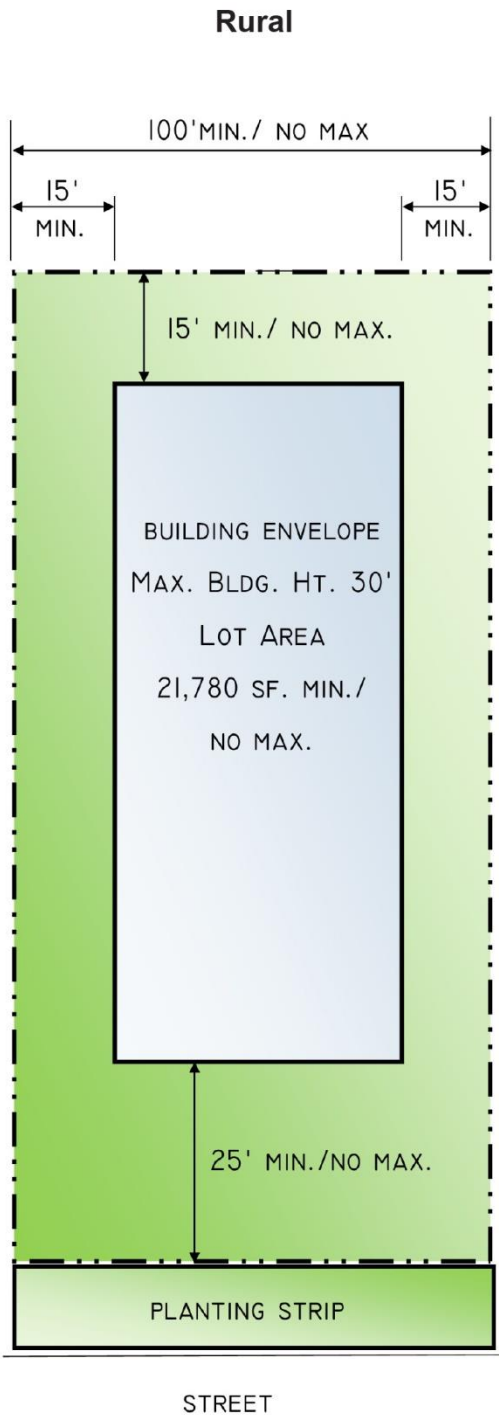
Neighborhood Block & Lot Examples



Public Parking



Figure 2, K: Rural

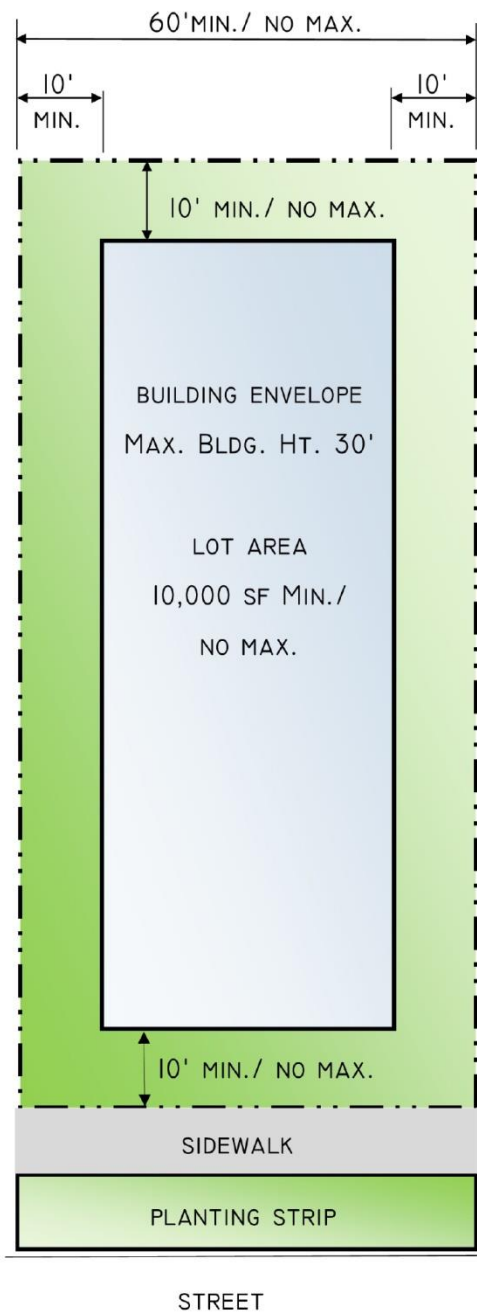


Neighborhood Block & Lot Example



Figure 2, L: Single-Family Cottage Complex

Single-Family Cottage Complex

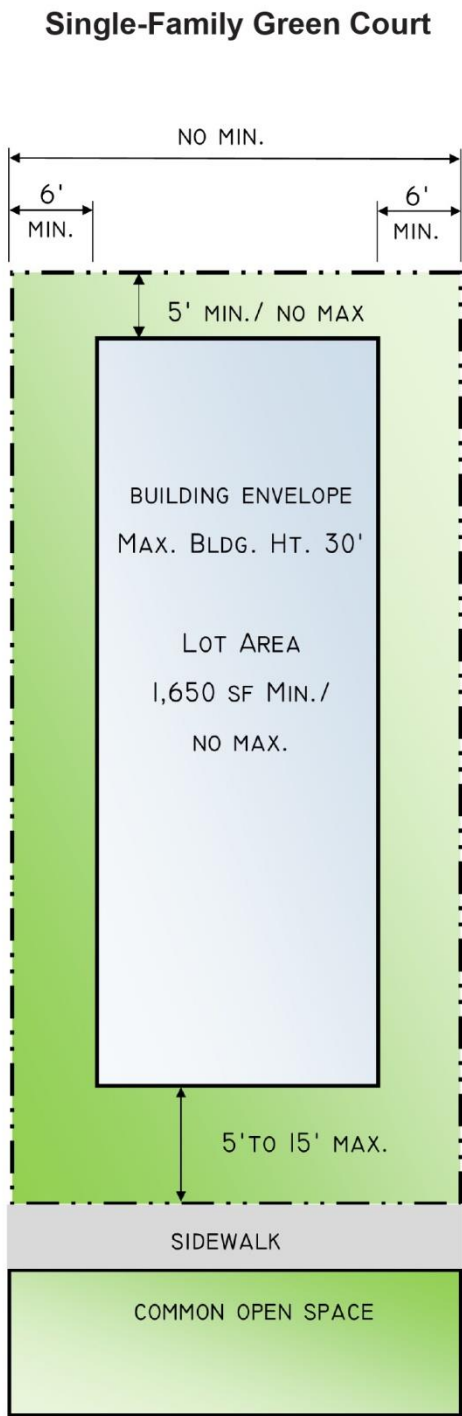


1. Parking access is by alley, side drive or secondary street

Neighborhood Block & Lot Example



Figure 2, M: Single-Family Green Court

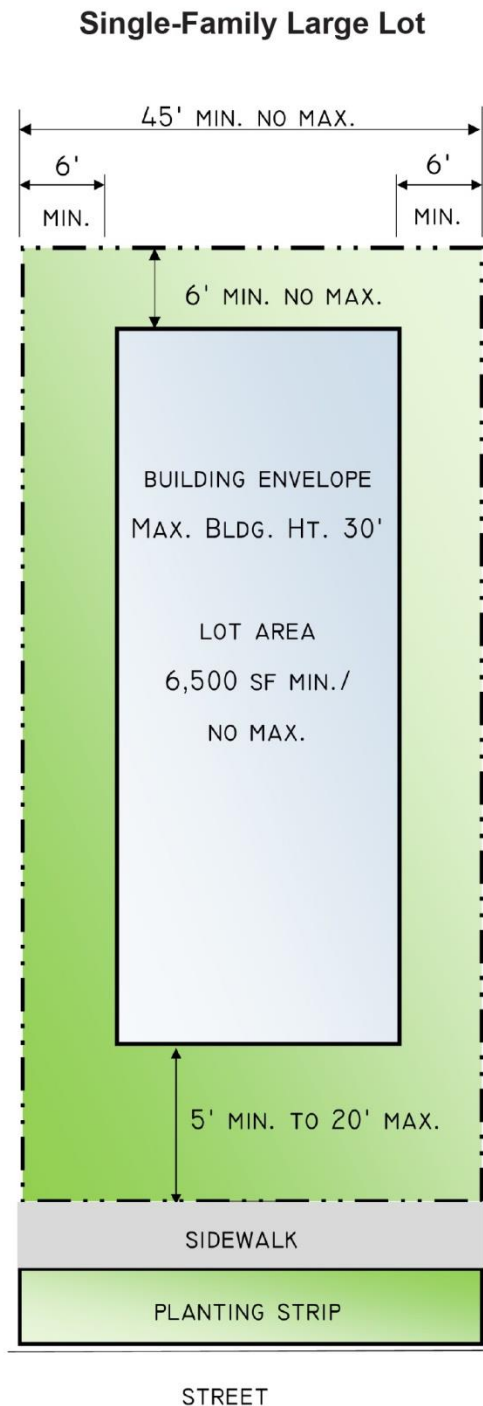


- 1. Parking access is by alley
- 2. Minimum street frontage is 60%

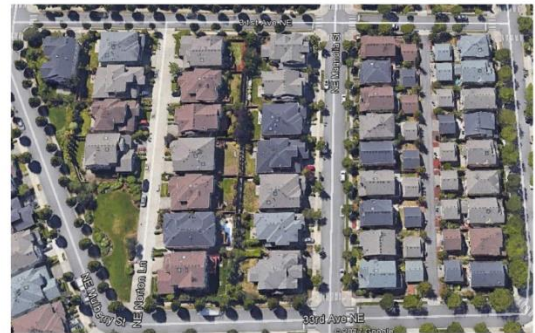
Neighborhood Block & Lot Example



Figure 2, N: Single-Family Large Lot

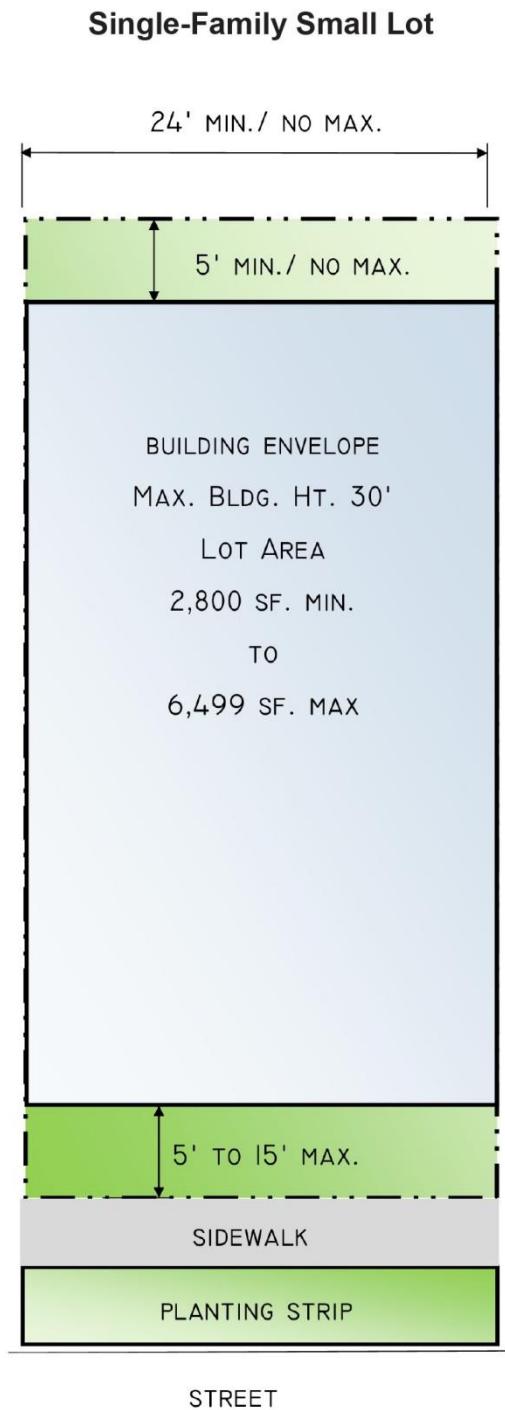


Neighborhood Block & Lot Example



1. Parking access is permitted by alley, side drive, front entry drive, or secondary street
2. Maximum number of front entry driveway lots fronting each of a block's street frontage is 20%
3. Minimum street frontage is 40%

Figure 2, O: Single-Family Small Lot

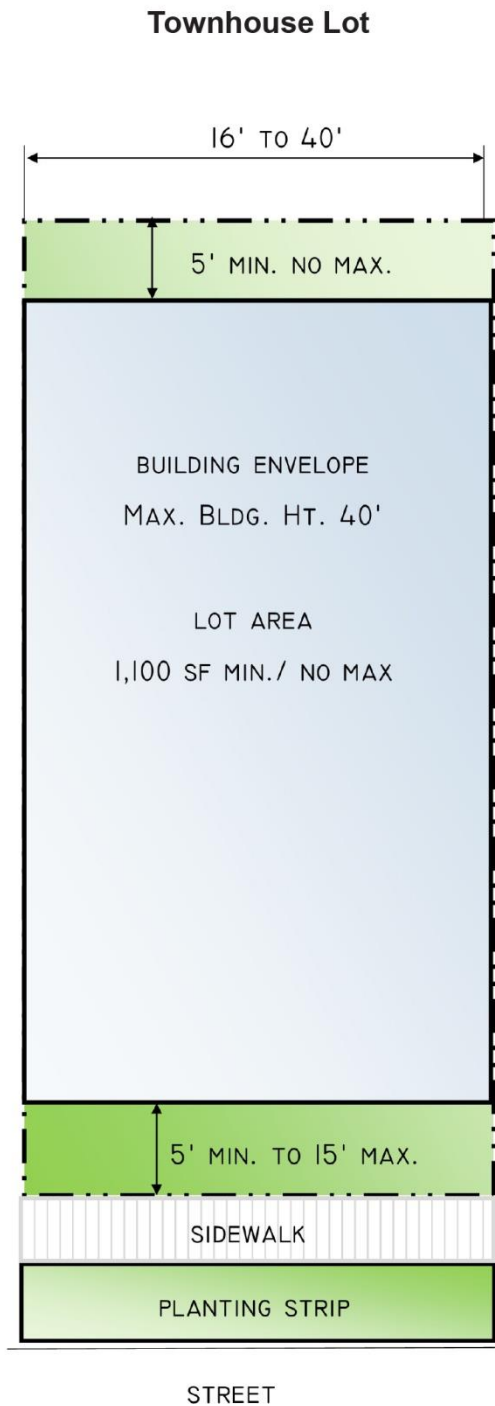


Neighborhood Block & Lot Example



- 1. Parking access is permitted by alley, side drive, front entry drive, or secondary street
- 2. Parking access is required by alley for blocks where the lot sizes are less than 4,500 square feet
- 3. Maximum number of front entry driveway lots fronting each of a block's street frontage is 20%

Figure 2, P: Townhouse Lot



1. Parking access is permitted by alley or secondary street
2. Minimum street frontage is 70%

Neighborhood Block & Lot Examples



19.96.120 Minimum and Maximum Number of Residential Units and Commercial Space

- A. At buildout, the number of dwelling units within the WCT shall not be less than 1,326 and shall not be more than 1,433, plus up to an additional 146 Ohana dwelling units.
- B. The maximum number of Ohana dwelling units shall not exceed 146.
- C. The maximum number of Rural Residential lots within the WCT shall not exceed 80.
- D. Multi-Family Residential Units. The minimum number of multi-family residential units within the WCT shall not be less than 25 percent of the total number of permitted non-Ohana dwelling units and shall not be more than 50 percent of the total number of these units.⁴
- E. The maximum amount of commercial, retail, and employment space within the WCT shall not exceed 200,000 square feet.

19.96.130 Additional Standards for All Districts

- A. Any tract of land or project site within the WCT for which development is sought shall be subject to conditions imposed by the department of planning, the department of public works, the department of environmental management, and the State of Hawaii departments of health, transportation, and land and natural resources, pursuant to any applicable statute, ordinance, rule, or regulation.
- B. A dwelling or dwelling unit shall not be used for fractional ownership or as a transient vacation rental, time-share unit, short-term rental home, or bed and breakfast home.

19.96.140 Urban Design Review

- A. It is intended that the build-out of the WCT will be will be done in a manner that conforms to the zoning ordinance and the WCT DGs.
- B. The WCT DGs shall be used together with the zoning ordinance to ensure that development projects implement the desired character of urban design envisioned for the WCT. The WCT DGs shall address subdivision, street, and parking area design parameters. The WCT DGs shall also provide guidelines related to building design, architectural character, landscape planting, signage, and community and civic amenities such as street furniture, signage, lighting, pedestrian and bicycling infrastructure, and sustainability practices. As the need arises, the WCT DGs may be supplemented with more detailed design recommendations related to any element of the WCT.
- C. The WCT DGs shall be approved by the Planning Director with recommendations provided to the Director by the Urban Design Review Board (UDRB).
- D. The Planning Director shall approve neighborhood plans for general consistency with the WCT MP and the WCT DGs. The Planning Director may request comments and recommendations on neighborhood plans from the Waikapu Country Town Design Review Board (WCT DRB). Before issuance of a final subdivision approval, neighborhood plans shall be approved by the Planning Director for the following elements of the WCT:
 - 1. Town Center District;

⁴ No less than 358 multi-family units and no more than 716 multi-family units of the 1,433 non-Ohana units permitted.

2. Main Street District;
 3. Residential neighborhoods at the scale of at least one block;
 4. Rural Lot Conservation Subdivision Design Plan;
 5. Community and Neighborhood Parks;
 6. Major neighborhood scale elements of the off-street non-motorized pedestrian and bicycle network; and
 7. Visual impacts to the West Maui Mountains and Haleakala of development proposed along Honoapiʻilani Highway.
- E. Design review for parking master plans; on-site parking compliance; signage; architectural design of individual residential and commercial buildings; and landscape planting of individual lots shall be conducted by the WCTDRB. The procedures for the establishment, administration and responsibilities of the WCTDRB shall be set forth in the WCT DGs.